

For Lease

153 Capital Green Dr. | Ponte Vedra Beach, FL



ROBERT HOLIHAN

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153 Capital Green Dr.
Ponte Vedra Beach, FL
32081

Property Specifications

BUILDING SIZE

3,140 SF

LOT SIZE

1.19 AC

ZONING

Commercial (within Nocatee PUD area)

USE

Single-tenant fast food with drive-thru

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About the Property

- Existing, recently constructed 2nd generation QSR with an in place drive-thru
- Outparcel to frequently visited Nocatee Town Center with over 3.4 million visits in the last 12 months per Placer.ai
- Grocery anchored co-tenancy with a high traffic and very successful Publix (1.1 million visits – 75th percentile per Placer.ai)
- Substantial residential growth in surrounding St. John's County, directly supporting the property

Traffic Counts

Crosswater Pkwy.	28,536 VPD
Nocatee Pkwy.	34,251 VPD
Year: 2026 FDOT	

Join these Retailers

Publix



STARBUCKS

FIRST WATCH

CHASE

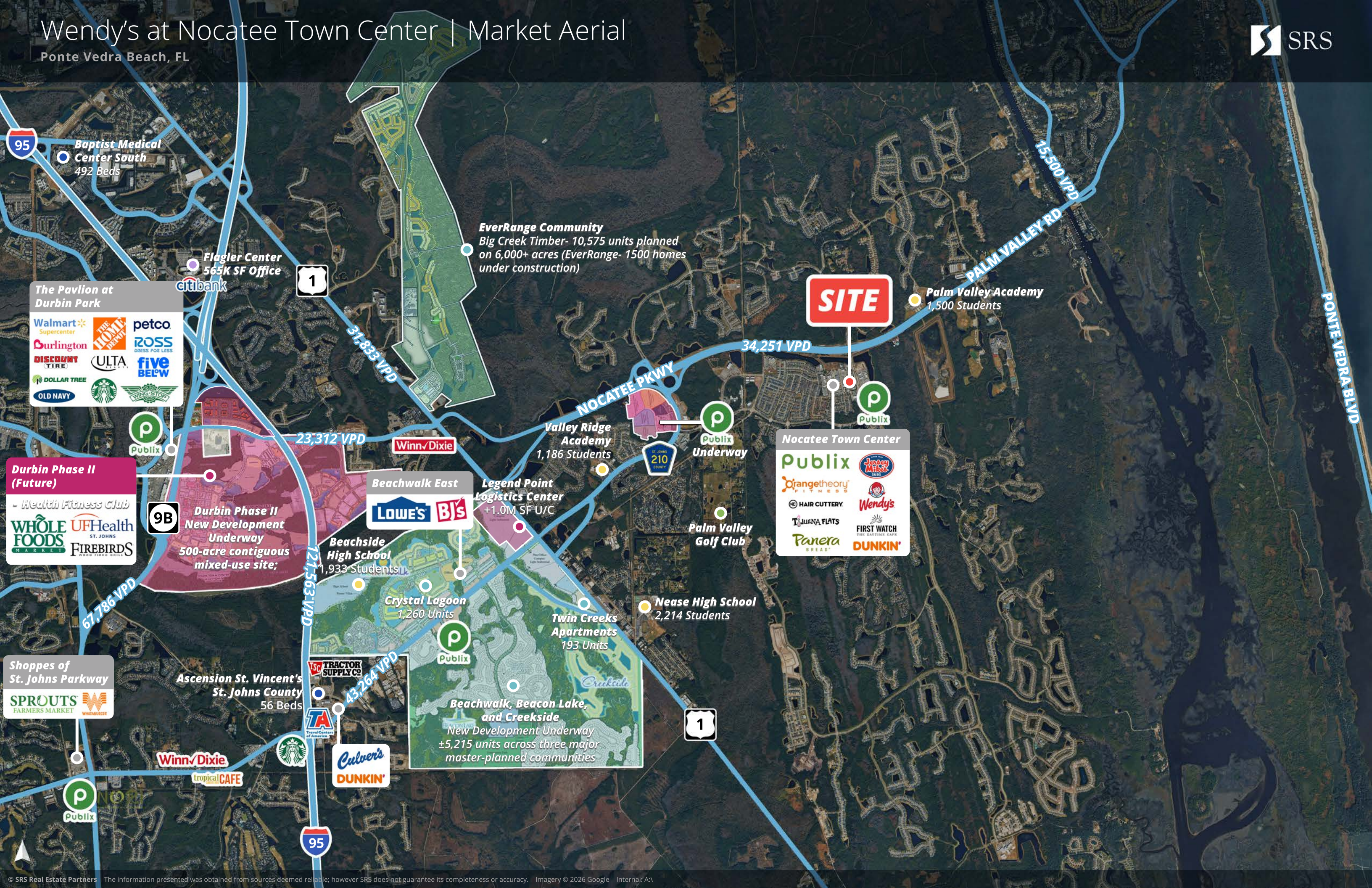


FIFTH THIRD

Panera
BREAD

Wendy's at Nocatee Town Center | Market Aerial

Ponte Vedra Beach, FL



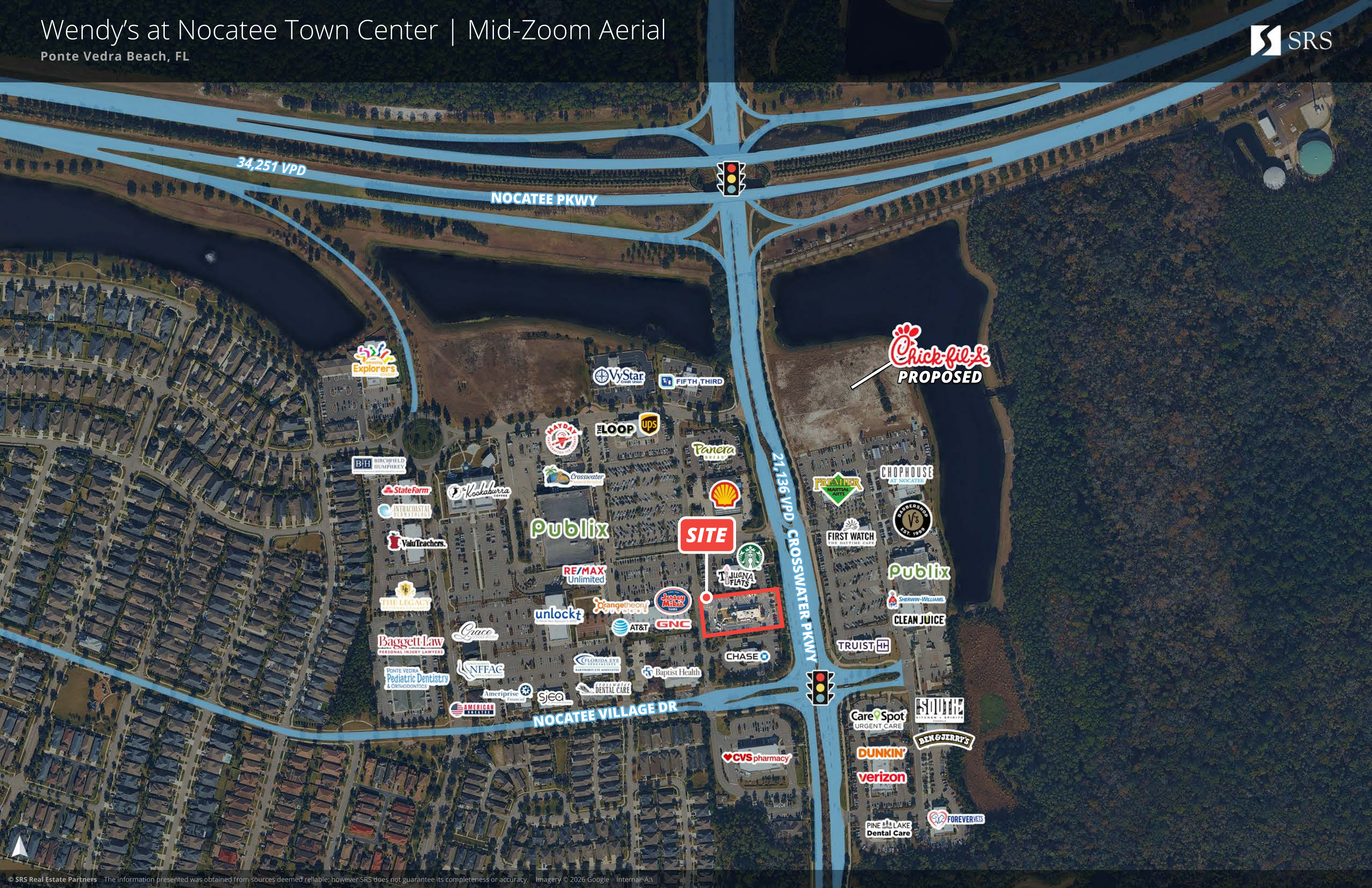
Wendy's at Nocatee Town Center | Trade Aerial

Ponte Vedra Beach, FL



Wendy's at Nocatee Town Center | Mid-Zoom Aerial

Ponte Vedra Beach, FL



34,251 VPD

NOCATEE PKWY

Chick-fil-A
PROPOSED

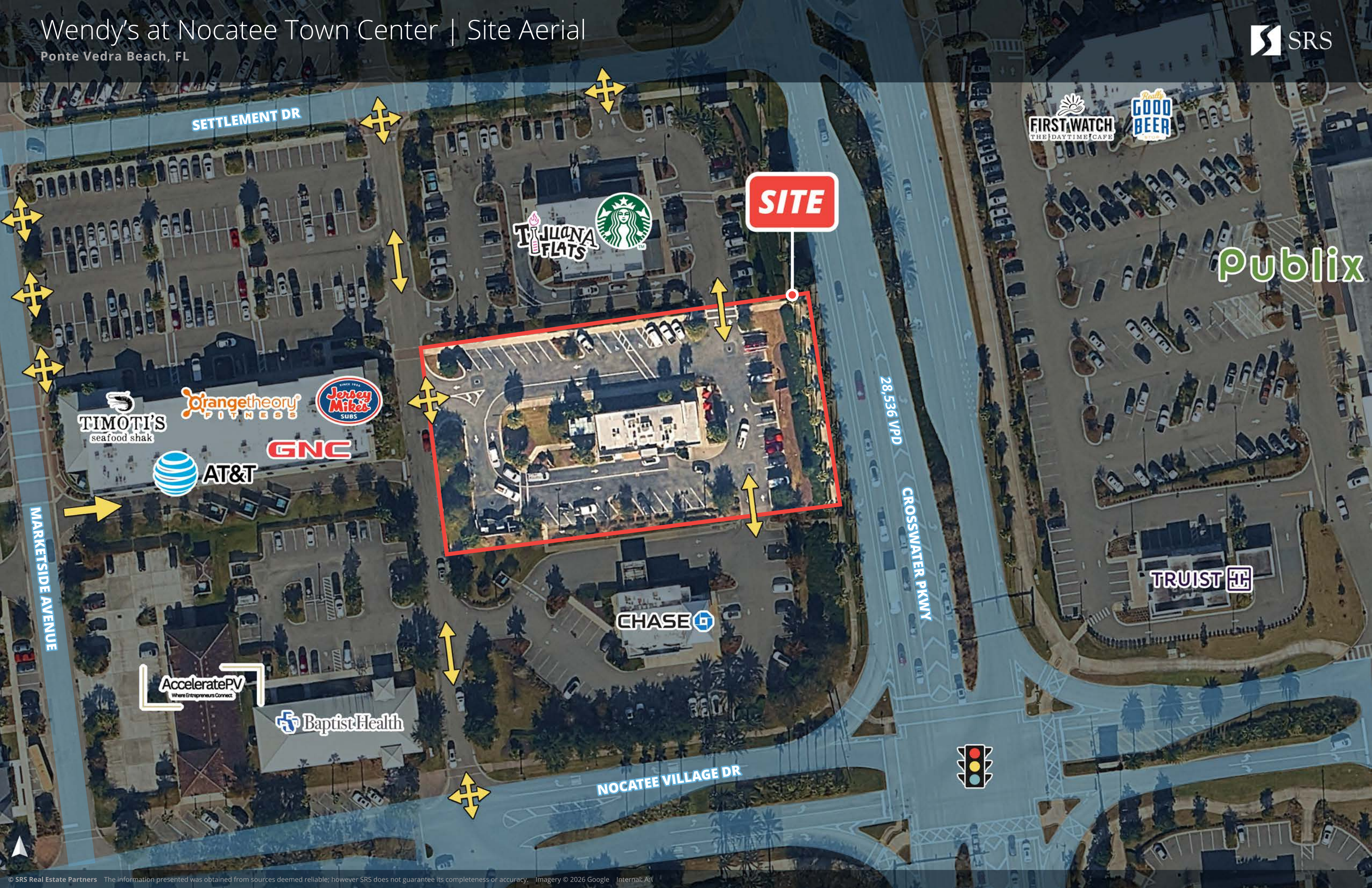
21,136 VPD
CROSSWATER PKWY

NOCATEE VILLAGE DR

SITE

Wendy's at Nocatee Town Center | Site Aerial

Ponte Vedra Beach, FL





Area Snapshot

1 MILE

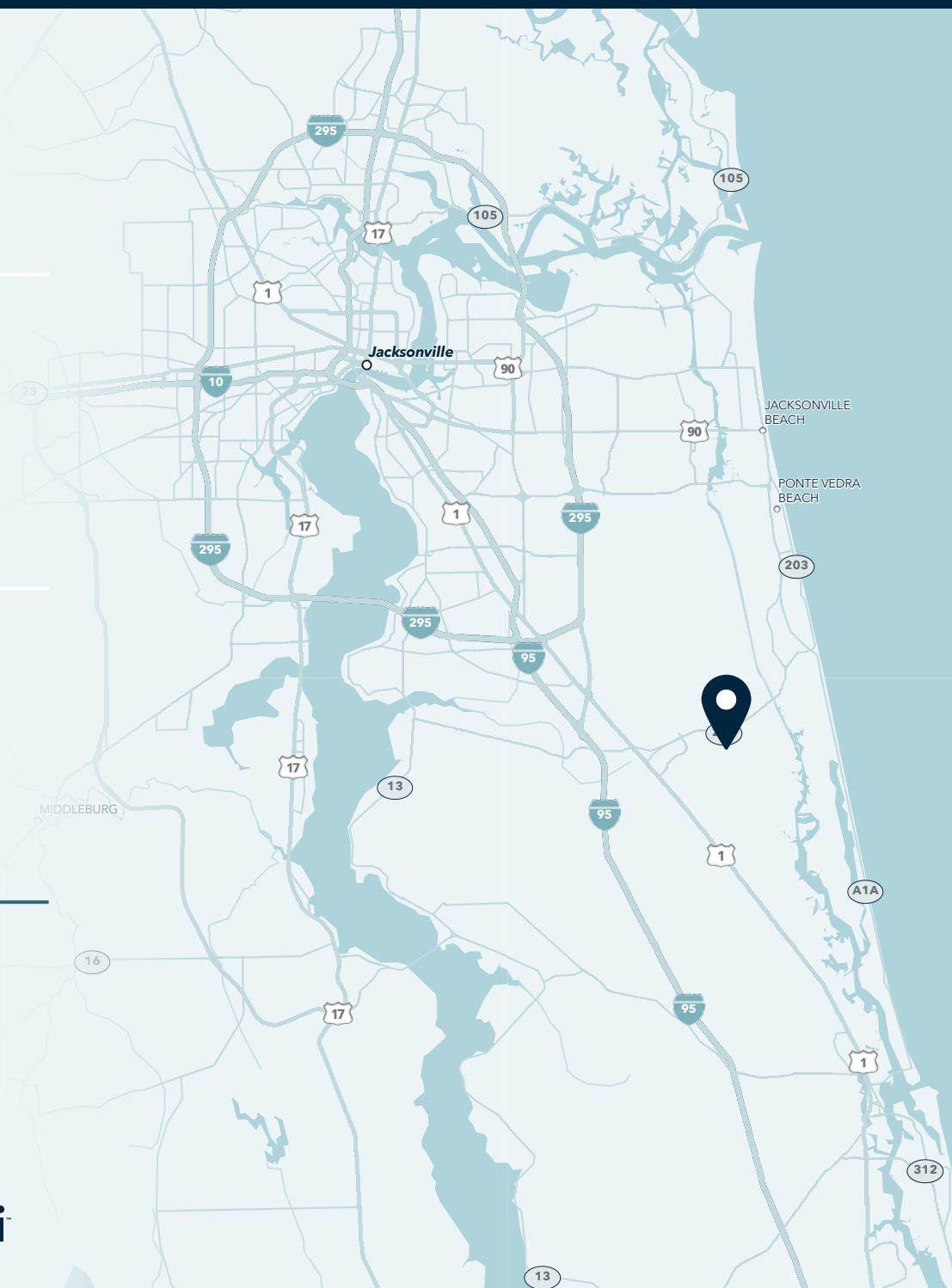
5,923 Population	7,580 Total Daytime Population	\$203,729 Average Household Income	2,692 Total Households
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3 MILES

26,950 Population	23,761 Total Daytime Population	\$203,140 Average Household Income	9,801 Total Households
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5 MILES

50,815 Population	42,925 Total Daytime Population	\$205,926 Average Household Income	18,787 Total Households
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Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



SRS REAL ESTATE PARTNERS

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